136.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,600 / 980,600
					USE VALUE:	980,600 / 980,600
					ASSESSED:	980,600 / 980,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORMAN WILLIAM R--ETAL
Owner 2:	FORMAN CHRISTINE J
Owner 3:	
Street 1:	41 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,430 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Asbestos Exterior and 1718 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10430.000	310,000	11,000	659,600	980,600
Total Card	0.239	310,000	11,000	659,600	980,600
Total Parcel	0.239	310,000	11,000	659,600	980,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.78 | /Parcel: 570.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87499
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,600	11000	10,430.	659,600	981,200	981,200	Year End Roll	12/18/2019
2019	101	FV	247,200	11000	10,430.	696,300	954,500	954,500	Year End Roll	1/3/2019
2018	101	FV	247,200	0	10,430.	513,000	760,200	760,200	Year End Roll	12/20/2017
2017	101	FV	247,200	0	10,430.	491,000	738,200	738,200	Year End Roll	1/3/2017
2016	101	FV	247,200	0	10,430.	454,400	701,600	701,600	Year End	1/4/2016
2015	101	FV	233,900	0	10,430.	381,100	615,000	615,000	Year End Roll	12/11/2014
2014	101	FV	233,900	0	10,430.	372,300	606,200	606,200	Year End Roll	12/16/2013
2013	101	FV	233,900	0	10,430.	354,700	588,600	588,600		12/13/2012

!10570!

PRINT

Date	Time
12/11/20	00:51:47

LAST REV

Date	Time
11/02/18	11:59:23

apro

USER DEFINED

Prior Id # 1:	87499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12653-148		6/21/1974		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2017	305	Det. Gar	32,000	C				
10/11/2006	864	Re-Roof	7,600					
10/14/1992	510	Manual	12,000					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
3/26/2009	Meas/Inspect	163	PATRIOT
2/6/2009	Measured	372	PATRIOT
2/2/2000	Inspected	276	PATRIOT
11/5/1999	Measured	266	PATRIOT
2/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10430		Sq. Ft.	Site		0	90.	0.70	10									659,615						659,600	

Total AC/HA: 0.23944 | Total SF/SM: 10430 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 659,615 | Spl Credit | Total: 659,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26117575
Const Adj.:	0.94990498
Adj $ / SQ:	155.740
Other Features:	76800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449345
Depreciation:	139297
Depreciated Total:	310048

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

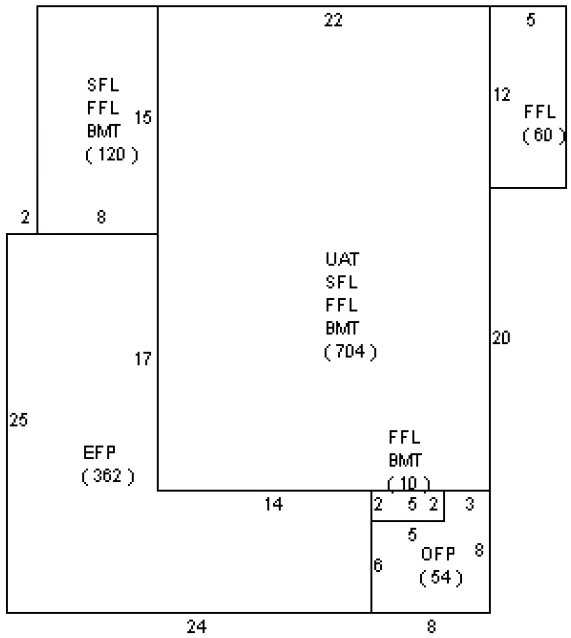
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.31
Special Features:	0	Val/Su Net:	98.60
Final Total:	310000	Val/Su SzAd	180.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	155.740	139,231
BMT	Basement	834	46.720	38,966
SFL	Second Floor	824	155.740	128,329
EFP	Enclos Porch	362	33.010	11,948
UAT	Upper Attic	176	62.300	10,964
OFP	Open Porch	54	41.800	2,257

Net Sketched Area:	3,144			Total:	331,695
Size Ad	1718	Gross Are	3672	FinArea	1718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	2017	19.34	T	1.6	101			11,000			11,000

More:	N	Total Yard Items:	11,000	Total Special Featues:		Total:	11,000